

**Tsarkov, Alex**

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**From:** David K [davidk1233@comcast.net]  
**Sent:** Wednesday, March 23, 2011 10:19 PM  
**To:** Tsarkov, Alex  
**Cc:** Ronnie Tilenda  
**Subject:** Written Testimony is Support of HB6620 Condo Bills; For Public Hearing 3/25/11  
Written Testimony is Support of HB6620, HB1205 and HB1208; For Public Hearing 3/25/11

----- Original Message -----

**From:** Veronica Tilenda  
**To:** Meyer@senatedems.ct.gov  
**Sent:** Friday, March 26, 2010 2:36 PM  
**Subject:** STOP ABUSE OF CONDO UNIT OWNER RIGHTS IN CONNECTICUT BY SUPPORTING  
SB129/FILE 123

Yesterday the Connecticut State Senate leadership agreed to move **SB129 (An Act to Establish an Office of Condominium Ombudsman)** to the Senate floor for a vote. This bill is now referred to as **File Number 123**.

If I could only convey the importance of passing this very overdue and critical legislation in person, I would. Instead, I attach a letter which sheds some light on the kinds of problems condo unit owners can face in this state when there are no laws to guarantee, enforce and bolster the fundamental rights any homeowner should be entitled to. Today's economy makes it even more compelling that all homeowners in a shared community be privy to sufficient detail regarding their financial status and solvency.

The residents of my small community of 62 units at Brookside Village in Enfield may be courting financial disaster without knowing it.....having been given no other choice but to borrow a \$1+ million dollar structural repair loan over the next ten years with a Board that feels no compunction whatsoever to fully report our financial status. In fact, even the simplest requests for information are denied or ignored. We are all fearing huge spikes in monthly fees and possible foreclosures which would only exacerbate our debt.

We came close last year to unseating our current President and Treasurer. Yet, election results were not made available, nor was there any way to verify the integrity of proxy votes. Nor would unseating officers fully guarantee that our rights are protected in the future; new laws need to be instituted.

To date, all of our misgivings in the attached letter were not addressed. The only hope we have left is **SB129/File 123**. We implore you to support it. Without it, CT condominium residents are powerless and Connecticut will remain among those states that neglect to fully protect its homeowners. Please do not allow this to happen. All CT residents should be easily privy to their financial records and Board's expenditures.

Thank you for considering our concerns with the urgency they deserve.

Best wishes,

Veronica Tilenda  
47 Brookside Village  
Enfield, CT 06082-1975

3/24/2011